HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
TROIS-RIVIÈRES CMA

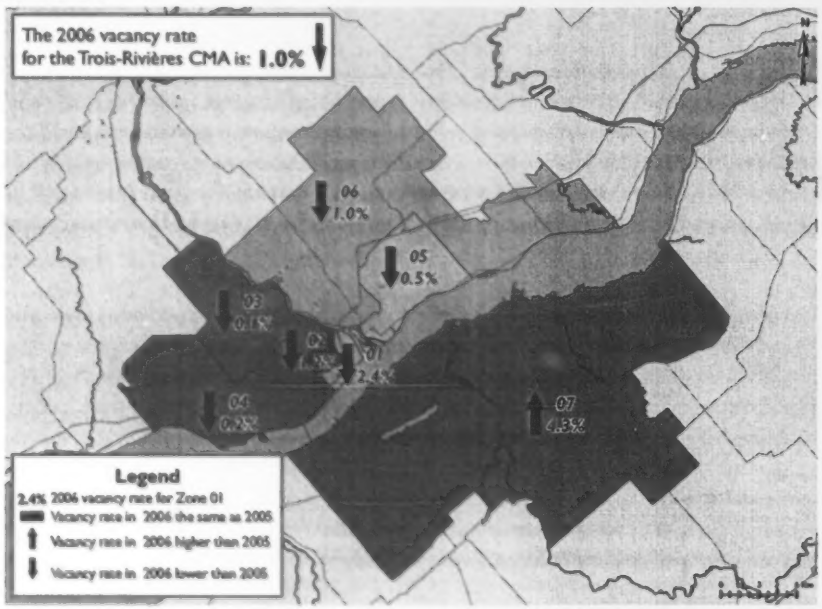
Canada Mortgage and Housing Corporation

Date Released: December 2006

Highlights

- The rental market tightened slightly in 2006, as the vacancy rate fell to 1.0 per cent from 1.5 per cent one year earlier.
- All sectors registered decreases in their vacancy rates (except for Bécancour).
- The average rent for two-bedroom apartments is $488

Figure 1


The 2006 vacancy rate for the Trois-Rivières CMA is: 1.0%
06 1.0%
05 0.5%
03 0.1%
02
01 2.4%
04 0.2%
07 0.5%
Legend
2.4% 2006 vacancy rate for Zone 01
Vacancy rate in 2006 the same as 2005
Vacancy rate in 2006 higher than 2005
Vacancy rate in 2006 lower than 2005

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Rental market tightens slightly in Trois-Rivières

After a very small break last year, when the vacancy rate gained a few tenths of a point, the rental market tightened slightly in the Trois-Rivières census metropolitan area (CMA). In fact, according to the results of the Rental Market Survey conducted in October by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate attained 1.0 per cent in the fall of 2006, down from 1.5 per cent one year earlier. In so doing, the rate reached its lowest level in the last 20 years. While the proportion of unoccupied units had peaked at close to 9 per cent just 10 years ago, the Trois-Rivières CMA has since seen its vacancy rate fall year after year. In fact, for the fourth year in a row, the vacancy rate has been below 2 per cent in the area.

In absolute terms, 171 units were unoccupied in the fall of 2006, or 80 fewer than at the same time last year. The stock comprises a total of 17,011 apartments contained in privately initiated buildings with three or more housing units.

Strong demand drives down vacancy rate

The increase in supply, which was well replenished in 2005 and 2006, with the numerous new units that arrived on the market, did not manage to meet the rise in demand in 2006. In fact, although more than 377 newly built units were added to the survey universe in 2005, and even more, 468 units, in 2006, the strong demand, supported by the vigorous job market in 2005, led to a decrease in the vacancy rate. The Trois-Rivières CMA registered a major gain of 6,000 jobs in 2005. Out of this number, close to 1,300 were created among the 15-24 years' age group. This growth, the strongest since 2001, certainly put upward pressure on the rental housing demand, as this age group is particularly active on this market.

As a result, immigration was steady in 2004 and 2005. The dynamic job market helped attract people to the area, which consequently registered high net migration levels in 2004 and 2005. This situation contrasted with the conditions that prevailed at the beginning of the current decade, when the area showed negative net migration levels.

Diverging trends elsewhere across Québec

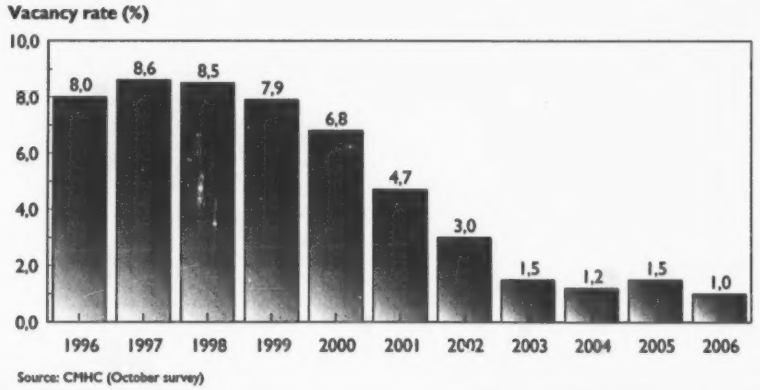
Across the province, the year 2005 had been marked by a general easing on the regional rental markets but, in 2006, conditions were mixed. The Saguenay and Trois-Rivières rental markets tightened this year, while the Gatineau and Montréal areas registered rises in their vacancy rates and conditions remained practically stable on the Québec and Sherbrooke markets. The Gatineau area therefore led the pack, with a vacancy rate of 4.2 per cent, followed by Saguenay (4.1 per cent), Montréal (2.7 per cent), Québec (1.5 per cent), Sherbrooke (1.2 per cent) and, lastly, Trois-Rivières (1.0 per cent).

Decrease in vacancies affects all apartment types

In Trois-Rivières, no apartment type escaped the general tightening of the rental market this year, as the vacancy rates decreased for every apartment type. Smaller apartments still had the highest proportions of unoccupied

Graph 1

Vacancy Rate Falls Slightly in Trois-Rivières



Source: CMHC (October survey)

units, with vacancy rates of 1.6 per cent for bachelor units and 1.7 per cent for one-bedroom apartments. As well, the hypothesis that renters seek larger units seemed to be supported by the very low vacancy rates recorded for two-bedroom units (0.7 per cent) and dwellings with three or more bedrooms (0.6 per cent). For many renters, the main advantage of these roomier units is that they can be shared and consequently help reduce the monthly expenses for each of the tenants. In addition to being popular among students or less well-off clients, these dwellings are also suitable for young families.

Market conditions tighten almost everywhere in Trois-Rivières

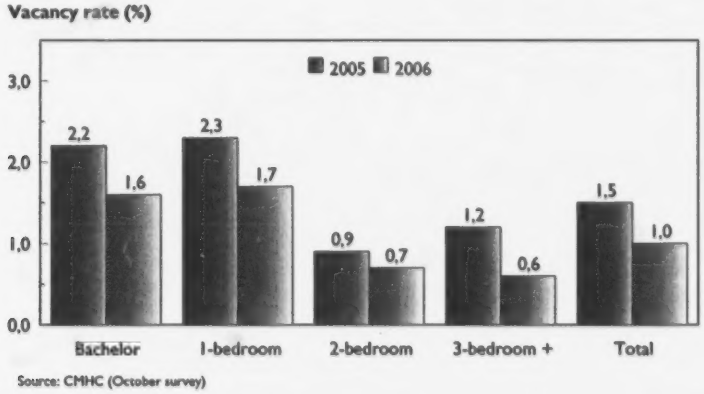
In almost all zones, it was more difficult for renters to find dwellings this year. All zones in the CMA had vacancy rates below 1.5 per cent, except for Bécancour (4.3 per cent) and Downtown (2.4 per cent). In this regard, two zones particularly stood out, with their very low proportions of vacant units: the North sector (0.1 per cent) and Trois-Rivières-Ouest (0.2 per cent). These central sectors are well served, which makes them appealing to renters. In addition, the dwellings in these sectors are newer and, often, in better condition, which gives them another advantage for renters. By contrast, the Downtown sector, which has the oldest apartments, had a vacancy rate of 2.4 per cent, well above the rates in the other sectors.

Newer units still preferred

An analysis of the vacancy rates by year of construction confirmed the trend that the units contained in newer buildings (more modern and in better condition) are still preferred by renters. The most recent structures, that is, those built since 1990, best reflected the tightening of the market, as evidenced by the very low vacancy rate for their apartments (0.4 per

Graph 2

Vacancy Rates by Bedroom Type



Source: CMHC (October survey)

Apartment Vacancy Rates (%) by Major Centres

	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Nagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	2.7	2.6

cent). In fact, it was in newer buildings that the proportion of unoccupied units decreased the most significantly. Conversely, older dwellings (built before 1960) registered the highest vacancy rate (1.9 per cent), but this rate remained stable in relation to last year.

While in past years, the survey results suggested that renters preferred to live in smaller structures (3 to 5 units) or mid-size complexes (50 to 99 units), the former for their conviviality and the latter for the feeling of security that some provide and the services that they offer, these trends were not apparent in 2006 on account of the tighter market. The scarcity of units extended to buildings of all sizes, and the vacancy rates were about 1 per cent in all size categories.

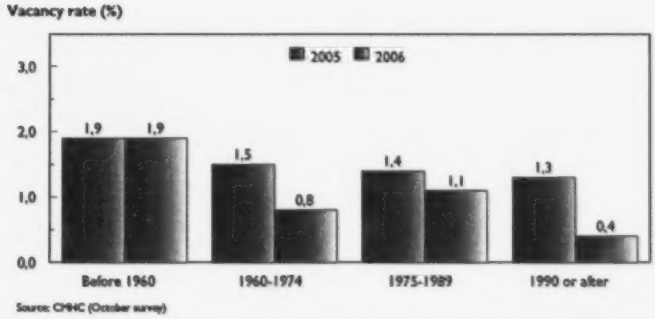
Average rent still below the $500 mark

In 2006, the average rent for two-bedroom apartments in the Trois-Rivières area attained $488.

This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the Trois-Rivières CMA, the average rent for a two-bedroom apartment in existing structures increased by 2.1 per cent in October 2006 compared to a year ago.

Graph 3

Newer Units More Popular Among Renters



Source: CMHC (October survey)

Availability rate rises slightly

The availability rate gained one tenth of a percentage point in 2006 and reached 1.7 per cent. This rate, which takes into account not only vacant units but also units for which the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease, gives a slightly broader idea of the short-term supply of unoccupied units. An analysis of the availability rates by sector revealed that one sector in particular was responsible for this increase. In fact, in the Bécancour sector, the availability rate jumped up considerably between 2005 and 2006, rising from 3.6 per cent to 5.4 per cent. The gap registered is pointing to increased tenant mobility in the short term in this sector. The recent announcement of the closing of the Norsk Hydro magnesium plant in Bécancour at the end of the winter of 2007 is certainly not unrelated to this situation. This closing will result in the loss of more than 400 jobs.

Market conditions also tighten elsewhere in the Mauricie area

Rental market conditions tightened elsewhere in the Mauricie area. This trend, which began a few years ago, therefore continued this year. In La Tuque, the vacancy rate fell by one percentage point to 9.9 per cent in October 2006. In Shawinigan, the proportion of unoccupied units

reached 3.8 per cent, compared to 4.4 per cent one year earlier. Even with these decreases, it should be noted that these two areas, especially La Tuque, have always had much higher vacancy rates than the Trois-Rivières CMA, which draws a significant share of the population, particularly people of working age.

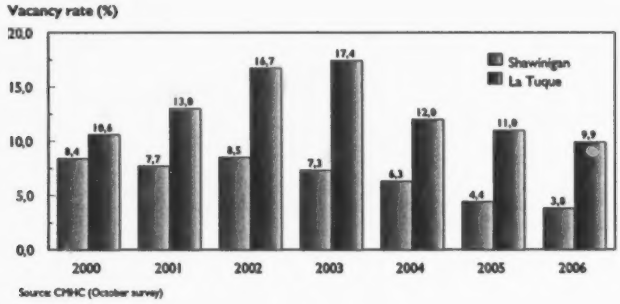
Vacancy rate to go back up in 2007

The rental market should ease slightly in 2007. A continued steady supply, which will be reflected in still significant rental housing construction, combined with a less pressing demand, will contribute to pushing the vacancy rate back up in the Trois-Rivières CMA in 2007. The decline in demand will result mainly from the slowdown on the job market. Already, since the beginning of 2006, employment growth has been much weaker in the area. The year 2006 could even end with a decrease in the number of jobs in the area, and this situation should continue in 2007. Consequently, there should be a decline in migration, to the benefit of other agglomerations.

These conditions will effectively favour an easing of the rental market, and the vacancy rate will go back up slightly to 1.8 per cent in 2007. Consequently, there will likely be less pressure on rents. We expect that the average rent for a two bedroom apartment should reach 500 dollars in 2007. Even with the anticipated increase in the vacancy rate in 2007, the market will still be qualified as tight.

Graph 4

Vacancy Rates Higher Elsewhere in the Mauricie Area



Source: CMHC (October survey)

National rental vacancy rate inches down to 2.6 per cent

The average rental apartment vacancy rate in Canada's 28 major centres[1] decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto ($1,067) and Vancouver ($1,045), followed by Calgary ($960) and Ottawa ($941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($488) and Saguenay ($485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,273), and Calgary ($1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types[2] other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

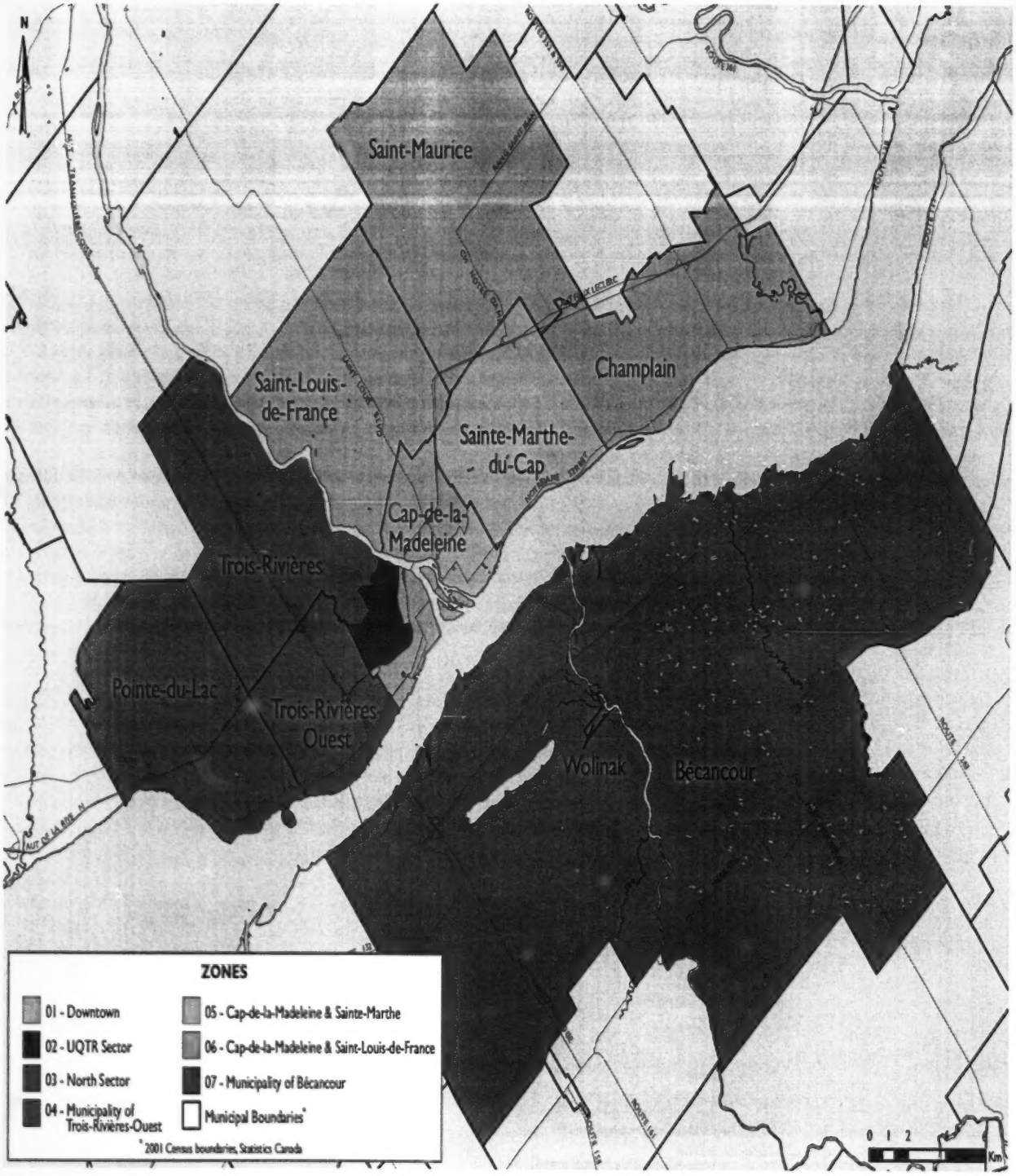
[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

[2] CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

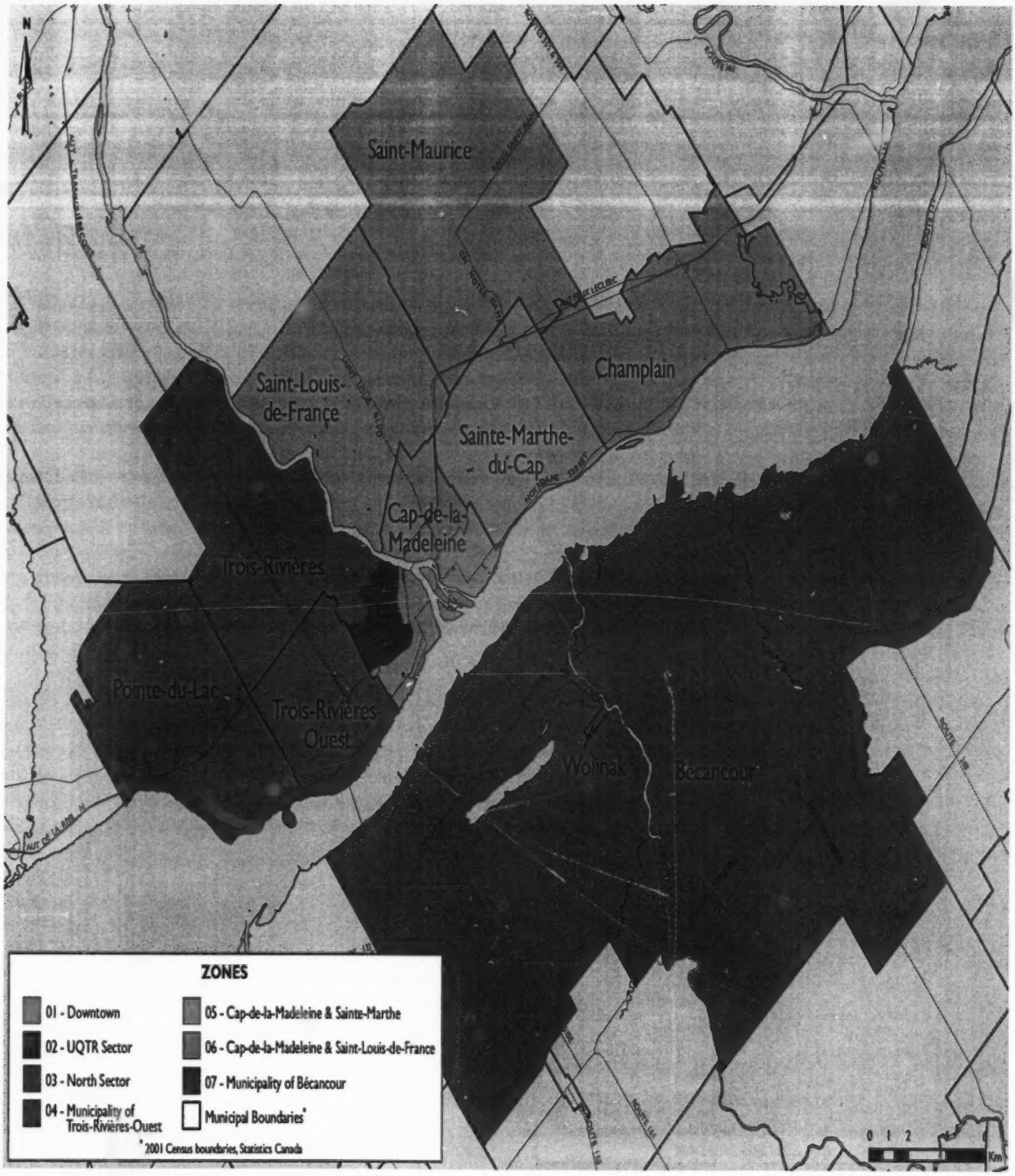
- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

RENTAL MARKET SURVEY – NOW ALSO DONE IN THE SPRING

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.


N
Saint-Maurice
Champlain
Saint-Louis-de-France
Sainte-Marthe-du-Cap
Cap-de-la-Madeleine
Trois-Rivières
Pointe-du-Lac
Trois-Rivières Ouest
Wolinak
Bécancour
ZONES
01 - Downtown
02 - UQTR Sector
03 - North Sector
04 - Municipality of Trois-Rivières-Ouest
05 - Cap-de-la-Madeleine & Sainte-Marthe
06 - Cap-de-la-Madeleine & Saint-Louis-de-France
07 - Municipality of Bécancour
Municipal Boundaries*
* 2001 Census boundaries, Statistics Canada
0 1 2
Km

RMS ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA	
Zone 1	**Downtown**
Zone 2	**UQTR Sector**
Zone 3	**North Sector**
Zones 1-3	**Former Trois-Rivières City**
Zone 4	**Trois-Rivières-Ouest**
Zone 5	**Cap-de-la-Madeleine and Ste-Marthe**
Zone 6	**Cap-de-la-Madeleine and St-Louis-de-France**
Zone 5-6	**Cap-de-la-Madeleine**
Zones 1-6	**City of Trois-Rivières**
Zone 7	**Bécancour**
Zones 1-7	**Trois-Rivières CMA**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Municipal Boundaries*
* 2001 Census boundaries, Statistics Canada
0 1 2
Km

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Zone 1	**Downtown**
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Zone 5	**Cap-de-la-Madeleine and Ste-Marthe**
Zone 6	**Cap-de-la-Madeleine and St-Louis-de-France**
Zone 5-6	**Cap-de-la-Madeleine**
Zones 1-6	**City of Trois-Rivières**
Zone 7	**Bécancour**
Zones 1-7	**Trois-Rivières CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type

1.1.2 Average Rents ($) by Zone and Bedroom Type

1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

1.1.4 Availability Rates (%) by Zone and Bedroom Type

1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type

1.2.2 Average Rents ($) by Year of Construction and Bedroom Type

1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type

1.3.2 Average Rents ($) by Structure Size and Bedroom Type

1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type

2.1.2 Average Rents ($) by Zone and Bedroom Type

2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type

3.1.2 Average Rents ($) by Zone and Bedroom Type

3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type

5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

*** New Surveys - Please refer to the Methodology section for additional information.**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	3.7 c	3.2 d	3.3 d	3.6 d	**	1.5 a	**	**	2.7 c	2.4 b
UQTR Sector	3.4 d	1.7 b	3.0 b	1.3 a	1.1 a	1.0 a	2.2 c	1.1 a	2.1 b	1.2 a
North Sector	**	0.0 d	1.2 a	0.3 b	0.5 b	0.0 c	0.2 b	0.0 c	0.7 a	0.1 b
Former Trois-Rivières City	3.6 c	2.1 b	2.7 b	1.7 b	1.3 a	0.8 a	1.3 a	0.8 d	1.9 b	1.3 a
Trois-Rivières-Ouest	0.0 d	0.8 a	0.6 b	0.4 b	0.3 b	0.1 b	0.3 b	0.0 c	0.3 b	0.2 a
Cap-de-la-Mad & Ste-Marthe	0.4 a	0.0 d	2.6 c	1.4 a	0.6 b	0.0 c	**	**	1.6 c	0.5 a
Cap-de-la-Mad & St-Louis	**	0.0 d	2.7 c	1.2 d	1.0 d	1.2 a	0.8 d	0.4 b	1.4 a	1.0 a
Cap-de-la-Madeleine	1.0 a	0.0 c	2.6 c	1.3 a	0.8 d	0.7 a	1.7 c	0.5 b	1.5 a	0.8 a
City of Trois-Rivières	2.1 a	1.4 a	2.3 a	1.5 b	0.9 a	0.6 a	1.2 a	0.5 b	1.5 a	0.9 a
Bécancour	4.9 a	5.4 a	3.6 a	5.4 a	0.7 a	2.9 a	2.7 a	4.4 a	2.5 a	4.3 a
Trois-Rivières CMA	2.2 a	1.6 b	2.3 a	1.7 b	0.9 a	0.7 a	1.2 a	0.6 a	1.5 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Trois-Rivieres CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	309 a	350 a	390 a	442 a	454 b	467 a	481 b	547 b	423 a	462 a
UQTR Sector	357 a	341 a	440 a	450 a	516 a	512 a	614 a	617 a	496 a	494 a
North Sector	287 a	305 b	411 a	432 a	495 a	528 a	513 a	540 a	469 a	495 a
Former Trois-Rivières City	322 a	341 a	411 a	441 a	489 a	500 a	534 a	564 a	463 a	482 a
Trois-Rivières-Ouest	**	**	388 a	390 a	500 a	512 a	513 a	545 a	474 a	491 a
Cap-de-la-Mad & Ste-Marthe	293 b	301 b	418 a	404 a	447 a	449 a	443 b	468 a	433 a	437 a
Cap-de-la-Mad & St-Louis	282 a	313 b	361 a	375 a	437 a	461 a	467 a	479 a	428 a	448 a
Cap-de-la-Madeleine	289 a	304 b	395 a	388 a	442 a	456 a	461 a	476 a	430 a	444 a
City of Trois-Rivières	322 a	338 a	405 a	423 a	476 a	489 a	511 a	536 a	455 a	474 a
Bécancour	243 c	**	304 a	310 a	395 a	441 a	414 a	451 a	371 a	406 a
Trois-Rivières CMA	321 a	337 a	403 a	421 a	474 a	488 a	509 a	535 a	454 a	472 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	10 d	294	38 d	1,049	18 a	1,235	**	500	73 b	3,078
UQTR Sector	6 b	360	12 a	869	10 a	1,060	5 a	456	33 a	2,744
North Sector	0 d	83	2 b	725	0 c	1,093	0 c	651	2 b	2,552
Former Trois-Rivières City	16 b	737	51 b	2,644	28 a	3,387	13 d	1,606	108 a	8,374
Trois-Rivières-Ouest	2 a	249	4 b	825	1 b	1,641	0 c	708	7 a	3,424
Cap-de-la-Mad & Ste-Marthe	0 d	152	9 a	638	0 c	1,054	**	255	11 a	2,099
Cap-de-la-Mad & St-Louis	0 d	74	7 d	582	16 a	1,331	2 b	666	26 a	2,653
Cap-de-la-Madeleine	0 c	226	16 a	1,220	16 a	2,385	4 b	921	36 a	4,752
City of Trois-Rivières	18 a	1,211	71 b	4,689	45 a	7,414	17 b	3,236	151 a	16,550
Bécancour	2 a	37	10 a	186	5 a	170	3 a	68	20 a	461
Trois-Rivières CMA	20 b	1,248	81 b	4,875	50 a	7,584	20 a	3,304	171 a	17,011

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Downtown	3.7 c	3.9 d	3.3 d	4.9 d	**	2.0 c	**	**	2.7 c	3.5 c
UQTR Sector	3.4 d	4.9 c	3.0 b	2.1 c	1.4 a	1.5 a	2.8 b	1.1 a	2.3 b	2.0 a
North Sector	**	0.0 d	1.2 a	0.6 a	0.5 b	0.7 b	0.2 b	0.0 c	0.7 a	0.4 a
Former Trois-Rivières City	3.6 c	4.0 c	2.7 b	2.8 b	1.4 a	1.4 a	1.4 a	1.5 a	2.0 a	2.1 a
Trois-Rivières-Ouest	0.4 a	0.8 a	0.6 b	1.7 c	0.4 b	0.6 b	0.3 b	**	0.4 a	0.9 a
Cap-de-la-Mad & Ste-Marthe	0.4 a	4.4 d	2.6 c	2.3 c	0.6 b	1.4 a	**	**	1.6 c	1.9 c
Cap-de-la-Mad & St-Louis	**	0.0 d	2.7 c	1.2 d	1.2 d	1.2 a	0.8 d	0.4 b	1.5 a	1.0 a
Cap-de-la-Madeleine	1.0 a	3.0 c	2.6 c	1.8 c	0.9 a	1.3 a	1.7 c	0.7 b	1.5 b	1.4 a
City of Trois-Rivières	2.2 a	3.1 b	2.3 a	2.3 b	1.0 a	1.2 a	1.3 a	1.1 a	1.5 a	1.6 a
Bécancour	4.9 a	5.4 a	6.4 a	7.0 a	0.7 a	4.1 a	4.1 a	4.4 a	3.6 a	5.4 a
Trois-Rivières CMA	2.3 a	3.2 b	2.4 a	2.5 a	1.0 a	1.3 a	1.3 a	1.2 a	1.6 a	1.7 a

The following letter codes are used to indicate the reliability of the estimates:
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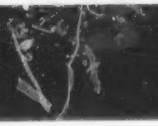

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Trois-Rivieres CMA										
Pre 1960	1.5 a	**	2.8 c	**	0.5 b	1.5 c	3.3 d	**	1.9 c	1.9 c
1960 - 1974	4.8 d	**	2.5 b	1.8 c	1.0 a	0.1 b	0.1 b	0.0 c	1.5 b	0.8 a
1975 - 1989	5.0 c	1.7 b	2.3 b	1.9 b	0.7 a	0.7 a	1.3 a	0.8 a	1.4 a	1.1 a
1990+	0.4 a	1.1 a	1.6 c	0.4 a	**	0.3 b	0.3 b	0.0 c	1.3 d	0.4 a
Total	2.2 a	1.6 b	2.3 a	1.7 b	0.9 a	0.7 a	1.2 a	0.6 a	1.5 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Trois-Rivieres CMA										
Pre 1960	289 a	290 b	346 a	354 a	388 a	398 a	451 a	457 b	378 a	392 a
1960 - 1974	313 a	374 a	405 a	465 a	460 a	530 a	519 a	588 a	446 a	509 a
1975 - 1989	348 a	335 a	411 a	417 a	463 a	466 a	512 a	524 a	457 a	460 a
1990+	**	**	464 a	423 a	587 a	572 a	545 a	576 a	543 a	539 a
Total	321 a	337 a	403 a	421 a	474 a	488 a	509 a	535 a	454 a	472 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Trois-Rivières CMA										
3 to 5 Units	**	**	**	**	0.5 b	0.4 b	0.7 b	**	0.8 a	0.7 a
6 to 19 Units	**	2.4 c	2.6 b	2.4 c	1.2 a	0.8 a	1.3 a	0.4 b	1.6 b	1.2 a
20 to 49 Units	5.3 a	1.3 a	1.3 a	0.8 a	0.2 a	0.9 a	1.8 a	1.2 a	1.4 a	1.0 a
50 to 99 Units	0.0 a	1.3 a	1.0 a	1.2 a	0.0 a	0.0 a	**	**	0.9 a	1.1 a
100+ Units	1.2 a	1.2 a	5.0 a	0.7 a	2.0 a	1.0 a	**	**	2.9 a	0.9 a
Total	2.2 a	1.6 b	2.3 a	1.7 b	0.9 a	0.7 a	1.2 a	0.6 a	1.5 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Trois-Rivières CMA										
3 to 5 Units	300 b	297 b	355 a	365 a	474 a	512 a	501 a	517 a	446 a	478 a
6 to 19 Units	287 a	312 a	369 a	380 a	447 a	450 a	472 a	488 a	426 a	436 a
20 to 49 Units	296 a	311 a	404 a	424 a	485 a	492 a	562 a	589 a	452 a	470 a
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	321 a	337 a	403 a	421 a	474 a	488 a	509 a	535 a	454 a	472 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Trois-Rivieres CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Trois-Rivières CMA										
LT $300	5.7 b	3.9 d	4.2 c	3.3 d	0.0 a	0.0 a	0.0 a	0.0 a	4.1 b	3.3 d
$300 - $399	2.9 b	1.7 b	1.9 a	2.4 a	1.4 a	1.4 a	4.7 c	0.0 a	2.0 a	1.8 a
$400 - $499	**	**	2.1 a	1.4 a	0.7 a	0.7 a	0.6 a	1.3 a	1.0 a	1.1 a
$500 - $599	0.0 a	0.0 a	2.4 a	0.9 a	0.1 a	0.3 a	1.4 a	0.1 a	1.1 a	0.3 a
$600 - $699	0.0 a	n/s	4.1 d	0.6 a	1.5 c	0.4 a	0.6 a	0.7 a	1.8 c	0.5 a
$700+	n/s	n/s	0.0 a	n/s	**	0.0 a	3.7 c	1.2 a	**	0.5 a
Total	2.2 a	1.6 b	2.3 a	1.7 b	0.9 a	0.7 a	1.2 a	0.6 a	1.5 a	1.0 a

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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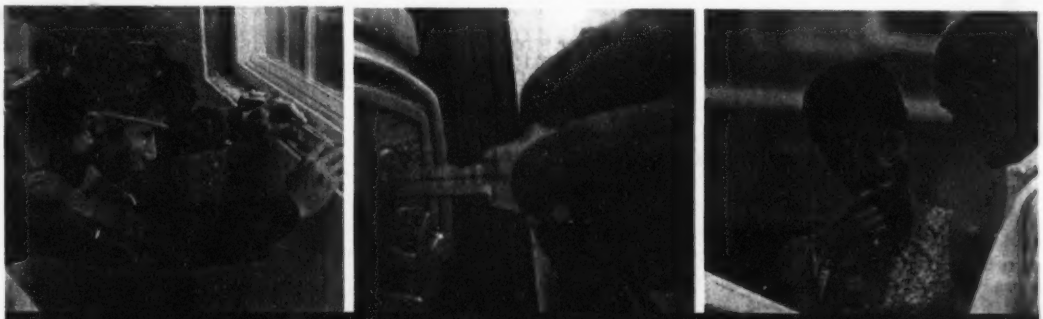

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